



CERTIFICATE OF FINAL PLAT APPROVAL
I, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CITY OF CONCORD CODE OF ORDINANCES. THIS FINAL PLAT FOR THE RAMSGATE, PHASE 2, MAP 1 SUBDIVISION WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION ADMINISTRATOR WITH THE CONCURRENCE OF THE REVIEW COMMITTEE AT THEIR MEETING ON 3/29/07.
DATE 3/29/07
DEVELOPMENT SERVICES DIRECTOR

CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS
I, HEREBY CERTIFY THAT ALL STREETS PUBLIC AND/OR PRIVATE, STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND ALL OTHER IMPROVEMENTS HAVE BEEN DESIGNED AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATION AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA.
DATE 3/29/07
DIRECTOR OF ENGINEERING

PLAT REVIEW OFFICERS CERTIFICATE
As required by N.C.G.S. 47-30.2
STATE OF NORTH CAROLINA
COUNTY OF CABARRUS
I, Jonathan Marshall, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THE CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
DATE 4/2/07
REVIEW OFFICER

CERTIFICATE OF FEE PAYMENT
I, HEREBY CERTIFY THAT ALL FEES FOR THE RAMSGATE, PHASE 2, MAP 1 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.
DATE 3/30/07
FINANCE DIRECTOR

CERTIFICATION OF ELECTRIC DISTRIBUTION SYSTEM APPROVAL
I, HEREBY CERTIFY THAT THE ELECTRIC DISTRIBUTION SYSTEM HAS BEEN DESIGNED AND INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF CONCORD.
DATE 3/30/07
DIR. OF ELECTRIC SYSTEM

CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION
I, HEREBY CERTIFY THAT THE CITY COUNCIL HAS ACCEPTED THE OFFERS OF DEDICATION SHOWN ON THIS PLAT BY RESOLUTION AT A MEETING OF THE CITY COUNCIL HELD ON 3/30/07.
DATE 3/30/07
CITY CLERK

NOTES:
1. THIS PLAT IS SUBJECT TO ALL LOT CORNERS UNLESS OTHERWISE NOTED.
2. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD.
3. THE PLAT IS FOR THE USE OF THE HOMEOWNERS OF THE RAMSGATE SUBDIVISION AND NOT FOR USE BY THE CITY OF CONCORD.
4. THE MAINTENANCE OF COMMON OPEN SPACE SHALL BE THE RESPONSIBILITY OF THE RAMSGATE SUBDIVISION HOMEOWNERS ASSOCIATION.
5. ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES OR CORRESPONDING CHANNEL/PIPE.
6. ALL AREAS CALCULATED BY COORDINATE METHOD.
7. LINES ARE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.
8. SECTION 4.8.3.3.3 OF THE CITY OF CONCORD UNIFIED DEVELOPMENT ORDINANCE NOT WITHSTANDING DIMENSIONAL REDUCTIONS, DWELLINGS ON ANY LOT LESS THAN 45 FEET WIDE SHALL BE REQUIRED TO CONSTRUCT HEATED SECOND FLOOR LIVING SPACE EQUIVALENT IN SIZE TO AT LEAST ONE BEDROOM.
9. IN THE EVENT THE FUTURE CONNECTIONS MADE CUL-DE-SAC PAVING AND SIDEWALK WILL BE ELIMINATED AND REINSTALLED PER SUBDIVISION PLANNED 07-01-03, IF IN TWO YEARS OF THE RECORDING OF THIS PLAT A CONNECTION IS NOT MADE TO THE ADJACENT DEVELOPMENTS, THE TEMPORARY CUL-DE-SAC MUST BECOME PERMANENT.
10. CENTRAL STREET DISTANCES
CLIFTONVILLE AVE. SW 771 FT
THANET ST. SW 1,293 FT
MONKTON AVE. SW 400 FT
MANSTON PLACE SW 544 FT
11. 30' SIGHT TRIANGLE EASEMENTS (S.T.E.) AT ALL STREET INTERSECTIONS
12. DIRECT VEHICULAR ACCESS TO PINEY ROAD FROM LOT 1 PROHIBITED.
13. ACTIVE COMMON OPEN SPACES TO INCLUDE WALKING TRAILS, PICNIC AREAS, BUFFERS AND POSSIBLE PLAY STRUCTURES.
14. STORM DRAINAGE AT INTERSECTIONS TO BE PUBLIC, ALL OTHERS PRIVATE.

- LEGEND**
- PSDE PRIVATE STORM DRAINAGE EASEMENT
 - PDE PUBLIC STORM DRAINAGE EASEMENT
 - R/W RIGHT OF WAY
 - S/V SIDE YARD
 - FSB FRONT SETBACK
 - S.T.E. SIGHT TRIANGLE EASEMENT
 - RY REAR YARD
 - COS COMMON OPEN SPACE
 - CM CONTROL CORNER
 - LOT LINE/PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - SETBACK/YARD LINE
 - PROPERTY CORNER
 - CONCRETE MONUMENT
 - NGCS MONUMENT
 - ACTIVE COMMON SPACE
 - 20' BUFFER
 - 5' UTILITY EASEMENT

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS

CITY OF CONCORD
RAMSGATE SUBDIVISION
THANET ST. NW, MONKTON AVE. SW, CLIFTONVILLE AVE. SW, MANSTON PL. SW.

DAN MOSER COMPANY
SUBDIVIDER

I HEREBY, TO THE BEST OF MY KNOWLEDGE, ABILITY AND BELIEF, CERTIFY THAT ALL STREETS, STORM DRAINAGE, WATER AND SEWER CONSTRUCTION HAS BEEN CHECKED BY ME OR MY AUTHORIZED REPRESENTATIVE AND SUBSTANTIALLY CONFORMS WITH THE LINES, GRADES, DIMENSIONS AND MATERIAL REQUIREMENTS WHICH ARE SHOWN ON AND INDICATED IN THE APPROVED PLANS WHICH HAVE BEEN REVIEWED AND APPROVED BY THE CONCORD SUBDIVISION ADMINISTRATOR OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

I ALSO ACKNOWLEDGE THAT FALSIFICATION OF THE ABOVE CERTIFICATIONS MAY SUBJECT ME TO CIVIL SUIT AND/OR CRIMINAL PROSECUTION UNDER THE GENERAL STATUTES INCLUDING BUT NOT LIMITED TO, GS 14-100 AND 136-102.6 AND THE CODE OF ORDINANCES OF THE CITY OF CONCORD.
REGISTERED PROFESSIONAL ENGINEER
DATE 3/14/07

LINE TABLE

LINE	BEARING	DISTANCE
L1	N87°44'25"E	31.17
L2	N87°40'25"E	38.35
L3	N86°51'42"E	33.60
L4	S52°02'23"W	34.17
L5	N87°30'38"E	16.79
L6	S29°37'28"W	3.94
L7	S29°25'57"E	8.16
L8	N61°34'03"E	23.51
L9	S28°23'03"E	21.88
L10	S37°08'20"E	13.64
L11	S87°34'20"W	31.75
L12	S24°22'50"W	19.83
L13	N61°18'16"W	51.05
L14	S27°44'43"E	15.41
L15	N86°51'42"E	9.26
L16	S38°34'21"E	21.62
L17	N62°39'19"E	36.81
L18	N64°41'30"W	28.13
L19	N64°41'30"W	27.82

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD
C1	34.42	30.00	54.118331 47.26
C2	43.39	280.00	52.171334 42.10
C3	14.92	280.00	52.171334 42.10
C4	47.12	30.00	56.993642 42.43
C5	22.61	280.00	56.993642 42.43
C6	28.77	280.00	56.993642 42.43
C7	47.12	30.00	56.993642 42.43
C8	8.63	280.00	52.171334 42.10
C9	4.97	280.00	52.171334 42.10
C10	3.72	280.00	52.171334 42.10
C11	44.61	340.00	56.993642 42.43
C12	52.39	340.00	56.993642 42.43
C13	55.31	340.00	56.993642 42.43
C14	1.92	340.00	56.993642 42.43
C15	50.62	30.00	54.118331 47.26
C16	49.42	30.00	54.118331 47.26
C17	21.68	230.00	54.118331 47.26
C18	6.50	60.00	35.093224 6.50
C19	29.73	60.00	35.093224 6.50
C20	34.62	60.00	35.093224 6.50
C21	31.30	60.00	35.093224 6.50
C22	49.57	60.00	35.093224 6.50
C23	10.81	60.00	35.093224 6.50
C24	21.68	60.00	35.093224 6.50
C25	34.54	280.00	52.171334 42.10
C26	44.63	30.00	54.118331 47.26
C27	16.07	410.00	56.993642 42.43
C28	57.85	410.00	56.993642 42.43
C29	36.36	410.00	56.993642 42.43
C30	32.36	475.00	57.432307 32.36
C31	68.00	170.00	56.993642 42.43
C32	54.67	170.00	57.432307 32.36
C33	30.90	230.00	54.118331 47.26
C34	49.23	170.00	56.993642 42.43
C35	26.89	250.00	53.953441 26.89
C36	21.68	250.00	53.953441 26.89
C37	51.77	250.00	53.953441 26.89
C38	82.93	60.00	35.093224 6.50
C39	19.07	60.00	35.093224 6.50
C40	62.83	60.00	35.093224 6.50
C41	18.78	60.00	35.093224 6.50
C42	14.16	60.00	35.093224 6.50
C43	43.97	60.00	35.093224 6.50
C44	18.30	55.00	57.432307 32.36
C45	88.44	230.00	54.118331 47.26
C46	5.01	230.00	54.118331 47.26
C47	25.70	230.00	54.118331 47.26
C48	28.23	230.00	54.118331 47.26
C49	34.89	30.00	54.118331 47.26
C50	62.63	280.00	52.171334 42.10
C51	64.32	280.00	52.171334 42.10
C52	18.95	340.00	56.993642 42.43
C53	42.82	340.00	56.993642 42.43

- Street Blades:**
- [1] 450 Piney Church Rd at 1200 Thanet St SW
 - [2] 570 Winborne Ave SW at 1160 Thanet St SW
 - [3] 4200 Cliftonville Ave SW at 1120 Thanet St SW
 - [4] 4170 Cliftonville Ave SW at 1120 Manston Pl SW

PHILLIP A. REID
PARCEL # 5538296461
ZONING = MDR
D.B. 618 PG. 653

SUSANNA R. JACKSON
PARCEL # 5538263525
ZONING = MDR

State of North Carolina
County of CABARRUS
I, James H. Mauney, Jr., certify that this map was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision as calculated exceeds 1:10,000; that the boundaries not surveyed are shown by broken lines plotted from information found in documents of record as shown herein; that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land; that this map was prepared in accordance with G.S. 47-30, as amended. Witness my original signature, registration number and seal this 30th day of August, 2005.
James H. Mauney Jr.
Professional Land Surveyor
Registration Number 1-3885

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED NOVEMBER 2, 1994.
FIRM MAP 37029C0120D

CERTIFICATE OF OWNERSHIP AND DEDICATION
I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MIN. BUILDING SETBACK LINES AND DEDICATE TO PUBLIC USE ALL STREETS, WALKS, PARKS OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF CONCORD AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURE OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY, OR FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS.
Don Moser Co. by William Berry, Pres. 3-19-07
OWNER

NOTARY PUBLIC
I, Tara D. Naus, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT WILLIAM B. BERRY PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HANE AND OFFICIAL SEAL, THIS 19th DAY OF March 2007.
MY COMMISSION EXPIRES: 12/19/2005
Tara D. Naus



REVISIONS

NO.	DATE	REVISION
06-07-06	PER PLANNING COMMENTS	
03-08-07	TO ADD ADDITIONAL NOTARY STATEMENT	
03-12-07	TO ADD 5' UTILITY ESMT.	

DEVELOPMENT DATA

TAX PARCEL NO.: 5538259385
ZONING CLASSIFICATION: RM-2 (CLUSTER OPTION)
ZONING JURISDICTION: CITY OF CONCORD
SITE ACREAGE: 99.20
NO. OF UNITS ALLOWED: 236
NO. OF UNITS: 224
AREA IN LOTS: 26.76 AC.
COMMON OPEN SPACE REQUIRED: 30% X 59.20 AC. = 17.76 AC
COMMON OPEN SPACE PROVIDED: 18.60 AC (31.41%)
ACTIVE OPEN SPACE (10*376.510/2000) = \$75,302.00
MINIMUM FINANCIAL INVESTMENT FOR ACTIVE OPEN SPACE:
*NOTE = PER 6.5.3.6.4 THE ACTUAL CONTRIBUTION SHALL BE DETERMINED BY THE TAX VALUE OF THE PARCEL AT THE TIME OF FINAL PLAT APPROVAL IS GRANTED.
INACCESSIBLE OPEN SPACE AREA +/- 1.03 ACRES
RM-2 CLUSTER LOT DATA:
MIN. LOT SIZE = N/A
MIN. LOT WIDTH = 40'
MIN. SETBACK = 10'
MIN. SIDE YARD = 5'
MIN. REAR YARD = 10'

RECORD PLAT SHOWING
RAMSGATE SUBDIVISION
PHASE 2, MAP 1
TOWNSHIP #11,
CABARRUS COUNTY, NC
OWNER:
DAN MOSER COMPANY
P.O. BOX 350
MINERAL SPRINGS, NC 28108
JAMES MAUNEY & ASSOCIATES, P.A.
PROFESSIONAL SURVEYORS
18627 NORTHLINE DRIVE CORNELIUS, NC 28031
TEL 704-987-3862 FAX 704-987-3863

CREW	DRAWN	REVISE	SCALE	DATE	JOB	FILE
DP	JM		1"=100'	01-30-2006	1518	F222